

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Lyon County Consortium**

State: **NV**

PJ's Total HOME Allocation Received: **\$7,259,027**

PJ's Size Grouping*: **C**

PJ Since (FY): **1997**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:				PJs in State:	5		
% of Funds Committed	94.44 %	93.08 %	3	97.21 %	28	28	
% of Funds Disbursed	94.20 %	89.05 %	1	90.53 %	64	66	
Leveraging Ratio for Rental Activities	11.59	10.41	1	4.97	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	89.27 %	1	85.01 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	79.69 %	76.09 %	2	73.71 %	52	56	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.15 %	85.27 %	4	81.48 %	46	50	
% of 0-30% AMI Renters to All Renters***	32.93 %	37.79 %	3	45.54 %	30	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.53 %	1	96.14 %	100	100	
Overall Ranking:			In State:	2 / 5	Nationally:	66	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$16,126	\$28,728		\$28,248	82 Units	20.60 %	
Homebuyer Unit	\$18,153	\$11,420		\$15,487	287 Units	71.90 %	
Homeowner-Rehab Unit	\$16,270	\$22,352		\$0	30 Units	7.50 %	
TBRA Unit	\$0	\$3,340		\$3,211	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lyon County Consortium NV

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$74,331	\$101,636	\$16,430
State:*	\$95,268	\$118,233	\$20,578
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 3.4 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.95

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	76.8	79.1	70.0	0.0	Single/Non-Elderly:	22.0	20.2	13.3	0.0
Black/African American:	4.9	0.3	10.0	0.0	Elderly:	29.3	4.5	46.7	0.0
Asian:	0.0	0.7	0.0	0.0	Related/Single Parent:	31.7	31.0	13.3	0.0
American Indian/Alaska Native:	3.7	2.1	0.0	0.0	Related/Two Parent:	9.8	36.6	13.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.3	0.0	0.0	Other:	7.3	7.7	13.3	0.0
American Indian/Alaska Native and White:	0.0	0.3	0.0	0.0					
Asian and White:	0.0	0.0	3.3	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.3	0.0	0.0					
Asian/Pacific Islander:	1.2	0.7	0.0	0.0					
ETHNICITY:									
Hispanic	13.4	16.0	16.7	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	46.3	20.2	33.3	0.0	Section 8:	32.9	0.0 [#]		
2 Persons:	23.2	23.7	33.3	0.0	HOME TBRA:	0.0			
3 Persons:	14.6	23.3	23.3	0.0	Other:	17.1			
4 Persons:	9.8	20.9	6.7	0.0	No Assistance:	50.0			
5 Persons:	3.7	7.7	3.3	0.0					
6 Persons:	1.2	2.8	0.0	0.0					
7 Persons:	1.2	1.0	0.0	0.0					
8 or more Persons:	0.0	0.3	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				17

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lyon County Consortium

State: NV

Group Rank: 66
 (Percentile)

State Rank: 2 / 5 PJs

Overall Rank: 0
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	79.69	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.15	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	0.68	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

